

SHEET 1 OF 1 SHEET



BEGINNING AT THE SOUTHWESTERLY CORNER OF LOTS 6 AND 8 OF PORTION OF SOMMERWORTH PLACE, ACCORDING TO MAP THEREOF NO. 861, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 3, 1891; THENCE NORTHWESTERLY ALONG THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LOT 6 A DISTANCE OF 280 FEET; THENCE NORTH-EASTERLY AT RIGHT ANGLE TO SAID PROLONGATION 300 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES 280 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 6; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE 300 FEET TO THE POINT OF BEGINNING.

SOURCE OF TOPOGRAPHY: MORENO AERIAL PHOTO SURVEYS
(PROJECT: MAPS 06-1510 DATED MARCH 29, 2006)

1.0 MI S SANTEE POST OFF ALONG MAGNOLIA. 100FT N INT
AIRPORT DR. AND MAGNOLIA AVE. 27 FT E OF AVE 30 FT N PP
724151H 6.5 FT N OF THE N ONE OF A ROW OF PALM TREES
E SIDE HWY STD DISC TOP CONC POST STMPD G 281 1955
ELEV. 406.676

WATER: HELIX WATER DISTRICT
SEWER: WINTER GARDENS SANITATION DISTRICT
FIRE: SANTEE FIRE DEPARTMENT
POWER: SAN DIEGO GAS & ELECTRIC
SCHOOL: SANTEE SCHOOL DISTRICT - JUNIOR HIGH
GROSSMONT UNION HIGH SCHOOL DISTRICT

SOLAR ACCESS:
ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100
SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING
UNIT ALLOWED BY THIS SUBDIVISION.

ITEM	SYMBOL
SUBDIVISION BOUNDARY LINE	----
LOT LINE	----
CUT SLOPE (2:1 MAX.)	▽
FILL SLOPE (2:1 MAX.)	▽
PROPOSED 8" PVC WATERMAIN	8" PVC WATER
PROPOSED FIRE HYDRANT	F.H.
PROPOSED 8" PVC SEWERMAIN	8" PVC SEWER
PROPOSED SEWER MANHOLE	○
PROPOSED SEWER SERVICE	○ S
PROPOSED WATER SERVICE	○ W
PROPOSED STREET LIGHT	○
PROPOSED CURB OUTLET (0-25)	□
PROPOSED STORM DRAIN PIPE	----
PROPOSED CURB & GUTTER (0-2)	----
PROPOSED SIDEWALK	----
PROPOSED YARD DRAIN AND PVC PIPE	○
PROPOSED 4' WIDE BIO-SWALE	----
PROPOSED EARTHEN BERM	----
PROPOSED RETAINING WALL	=====
PROPOSED NOISE EASEMENT	=====

PREPARED BY:

3-18-2011
KAMAL S. SWEIS, RCE 48592 DATE



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ROAD SURVEY 1344
SEWER S-276, S-277 PADRE DAM

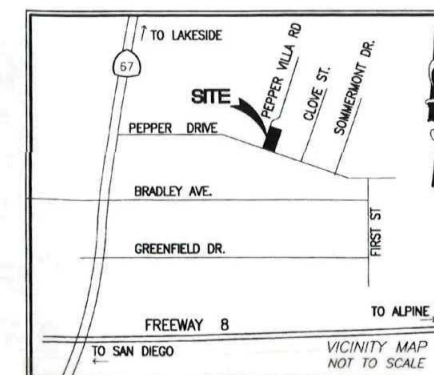
WITH TWO INCENTIVES PER GOVERNMENT CODE SECTION 65915.

FRONT, LOTS 4-1	50'	FROM CENTERLINE
LOTS 5-11	40'	FROM CENTERLINE (W/ INCENTIVE)
REAR	20'	FROM PROPERTY LINE (W/ INCENTIVE)
SIDE	10'	FROM PROPERTY LINE
EXTERIOR	35'	FROM CENTERLINE

WITH DENSITY BONUS PER GOVERNMENT CODE SECTION 65915.

LOT AREA	6,000 SF
LOT DEPTH	78.80'
LOT WIDTH	60'

PARCEL	GROSS (AC)	NET (AC)
1	0.140	0.140
2	0.140	0.140
3	0.140	0.140
4	0.138	0.138
5	0.138	0.138
6	0.138	0.138
7	0.138	0.138
8	0.189	0.189
9	0.195	0.195
10	0.170	0.170
11	0.139	0.139
12 (STREET LOT)	0.258	0.258
TOTAL	1.924	1.924



TM5517

COUNTY TM 5517-RPL4